

131.0

0003

0023.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,117,400 / 1,117,400
USE VALUE: 1,117,400 / 1,117,400
ASSESSED: 1,117,400 / 1,117,400
Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 20 | | MONADNOCK RD, ARLINGTON |

OWNERSHIP

Unit #: _____

| | |
|----------|---------------------|
| Owner 1: | CHATFIELD MARCIA CT |
| Owner 2: | SIMON DAVID S |
| Owner 3: | |

Street 1: 20 MONADNOCK RD

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02476 Type: _____

PREVIOUS OWNER

Owner 1: MILLS GARY J & JEANNETTE A -

Owner 2: -

Street 1: 20 MONADNOCK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Clapboard Exterior and 2315 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 7084 | | Sq. Ft. | Site | | 0 | 90. | 0.89 | 10 | | | | | | | | | 569,271 | | | | | | 569,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 7084.000 | 548,100 | | 569,300 | 1,117,400 | | 84688 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 08/30/17 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 131.0-0003-0023.0 | Date |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | |
| 2022 | 101 | FV | 548,100 | 0 | 7,084. | 569,300 | 1,117,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 532,200 | 0 | 7,084. | 569,300 | 1,101,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 532,200 | 0 | 7,084. | 569,300 | 1,101,500 | | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 396,400 | 0 | 7,084. | 600,900 | 997,300 | 997,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 396,400 | 0 | 7,084. | 442,800 | 839,200 | 839,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 396,400 | 0 | 7,084. | 423,800 | 820,200 | 820,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 396,400 | 0 | 7,084. | 392,200 | 788,600 | 788,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 387,100 | 0 | 7,084. | 328,900 | 716,000 | 716,000 | Year End Roll | 12/11/2014 |

| SALES INFORMATION | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|--------------|------------|----|-----|-----------|-------|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | |
| MILLS GARY J & | 74994-549 | 1 | 6/29/2020 | | 1,160,495 | No | No | | | | |
| KEOHANE THOMAS/ | 24365-508 | | 3/17/1994 | | 320,000 | No | No | Y | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | |
| 8/19/2020 | 899 | New Wind | 6,000 | C | | | | | 7/23/2020 | SQ Returned | JO | Jenny O | | | | | | | | | | | |
| 6/29/2006 | 538 | Redo Kit | 26,000 | | | G8 | GR FY08 | | 7/16/2020 | SQ Mailed | MM | Mary M | | | | | | | | | | | |
| | | | | | | | | | 8/30/2017 | MEAS INT REF | HS | Hanne S | | | | | | | | | | | |
| | | | | | | | | | 2/19/2009 | Measured | 372 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 11/18/1999 | Mailer Sent | | | | | | | | | | | | | |
| | | | | | | | | | 11/2/1999 | Measured | 243 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 1/1/1982 | | MS | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |

Sign: _____ VERIFICATION OF VISIT NOT DATA _____

